

The
RESERVE
AT JAMES ISLAND



10961 Burnt Mill Road
Jacksonville, FL 32256

Board Meeting Minutes

July 21, 2020

Board of Directors in attendance via Zoom:

- Matt Leamon, President
- Sheldon Gibbs, Vice President
- Jean-Philippe Maillard, Treasurer

Lifestyles Property Services employees in attendance via Zoom:

- Troy Lewis, LCAM
- Kim Lang, Asst Mgr/LCAM

Matt Leamon called the meeting to order at 6:06 P.M.

This meeting was properly noticed in accordance with the bylaw and statutory requirements 48 hours in advance.

A quorum was present.

Approve Minutes

Matt Leamon motioned to approve minutes from last meeting, Jean-Philippe Maillard seconded.

Appoint New Board Members

Matt Leamon advised Justin Portlock has sold his unit and stepped down from the board leaving two openings. The Board appointed Susan Oliver and Katheryn Barker as the two new board members.

Appoint Committee Members

Matt Leamon named the following as committee members:

Hardship: Don Fagan, Patricia Muino, Stefanie Coltrain and Roseanne Perrone

Landscape: Dean Fadial, Don Fagan and Roseanne Perrone

Finance: Don Fagan, Patricia Muino, Carolyn Anders and Irene Tymczyszyn

Susan Oliver is already a member of the Finance and Hardship committees.

Open Discussion

Building 6 (six) need of grass / sod was discussed to determine if soil inspections and estimates had been obtained. It was decided to move forward with both the soil type of support specific types of grass and to obtain sodding estimates.

Also with building 6 (six) regarding the stairs on the side of the building and if their repairs were completed.

Continuing building 6 (six) about the water intrusion between columns and if the leak was still evident. Troy Lewis indicated he would have the matter inspected and advise.

Jean-Philippe Maillard claims there are errors in the publishing of the Association financials and there are areas of immediate attention required to find out how long these errors have been in place. Jean-Philippe Maillard continued stating the financials are not accurate and the BOD has to question what the association really has.

Building 11 about the tree limbs and leaves that prevents the grass from growing.

Further discussion regarding roofing schedules and that six (6) buildings still require new roofing. Jean-Philippe Maillard stated the go ahead would depend on what he determines about the state of the Association reserves. Jean-Philippe Maillard questioned whether the association's insurance would be affected by the roofs not being replaced. Troy Lewis stated that he thought the roofs shouldn't affect the insurance costs. There was a discussion about the roof pricing now verses after hurricane season is over. Also mention of need of Wind Mitigation, which would not occur until all of the roofs are replaced.

There was another discussion regarding the allowance of drones over the Association property. Troy Lewis will contact legal support to determine validity as the air is considered free space.

Matt Leamon advised he would contact all members of each of the new committees to reiterate the committee definitions: Financial, Landscaping and Hardship, and when meetings would commence.

Bianca Duenas, Unit 1117 mentioned she is not receiving the mass email communications. Troy Lewis advised to contact the office to confirm the Association records.

It was also mentioned by several owners that David England, Unit 824, appears to be haunting the community by approaching owners randomly with his guidance suggestions while continually wearing the same clothes, carrying a flashlight (has been noticed spying into vehicles) and appearing scruffy (there is a record log of multiple complaints of this behavior in the office).

Matt Leamon motioned to adjourn the meeting at 7:02 P.M., Jean-Philippe Maillard seconded.